

DOUGLAS COUNTY, NV

2024-1009272

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

06/20/2024 03:13 PM

SIGNATURE TITLE - ZEPHYR COVE

SHAWNYNE GARREN, RECORDER

APN: 1419-04-002-069

R.P.T.T. \$0.00

Escrow No. N/A

**RECORDING REQUESTED BY,  
WHEN RECORDED RETURN TO, AND  
MAIL TAX STATEMENTS TO:**

Clear Creek Club Facilities LLC

Attn: Leisha Ehlert

199 Old Clear Creek Road

Carson City, NV 89705

202420 PC-6-JC

Above Space for Recorder's Use

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **CLEAR CREEK RESIDENTIAL, LLC**, a **Delaware limited liability company** ("Grantor") does hereby GRANT, BARGAIN and SELL to **CLEAR CREEK CLUB FACILITIES LLC**, a **Delaware limited liability company** (whose address is 199 Old Clear Creek Road, Carson City, Nevada 89705) ("Grantee"), the real property situate in Douglas County, State of Nevada, described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all rights, privileges, easements, tenements, hereditaments and appurtenances to the Property, and any reversions, remainders, rents, issues or profits thereof.

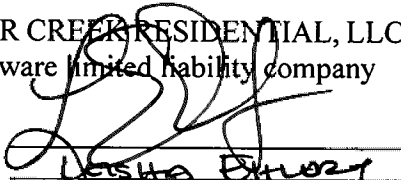
SUBJECT TO (i) general and special taxes for the current fiscal tax year not yet due and payable and (ii) all matters of record.

PROVIDED, HOWEVER, that this conveyance is given expressly upon the condition that the Property will be vegetated and landscaped in a manner that discourages foot traffic and blocks golf cart traffic. Property contains the 13<sup>th</sup> tee box and will be transferred via deed to the golf course entity. Stipulations within the deed provide that should any additional improvements, change in impervious coverage or change in use be considered, approval from both the owners of those parcels more specifically identified in **Exhibit "B"** attached hereto and incorporated herein by this reference, will be required.

[SIGNATURE PAGE FOLLOWS]

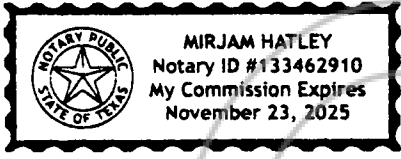
The Grant, Bargain and Sale Deed is executed as of the date of notarization of the signature immediately set forth below, but to be effective as the 18 day of June, 2024.

CLEAR CREEK RESIDENTIAL, LLC,  
a Delaware limited liability company

By:   
Name: Leisha Ehlert  
Its: AUTHORIZED REPRESENTATIVE

STATE OF Texas )  
  )  
COUNTY OF Travis )

This instrument was acknowledged before me on the 18 day of June, 2024, by Leisha Ehlert, as Auth. Represent. of Clear Creek Residential, LLC, a Delaware limited liability company.



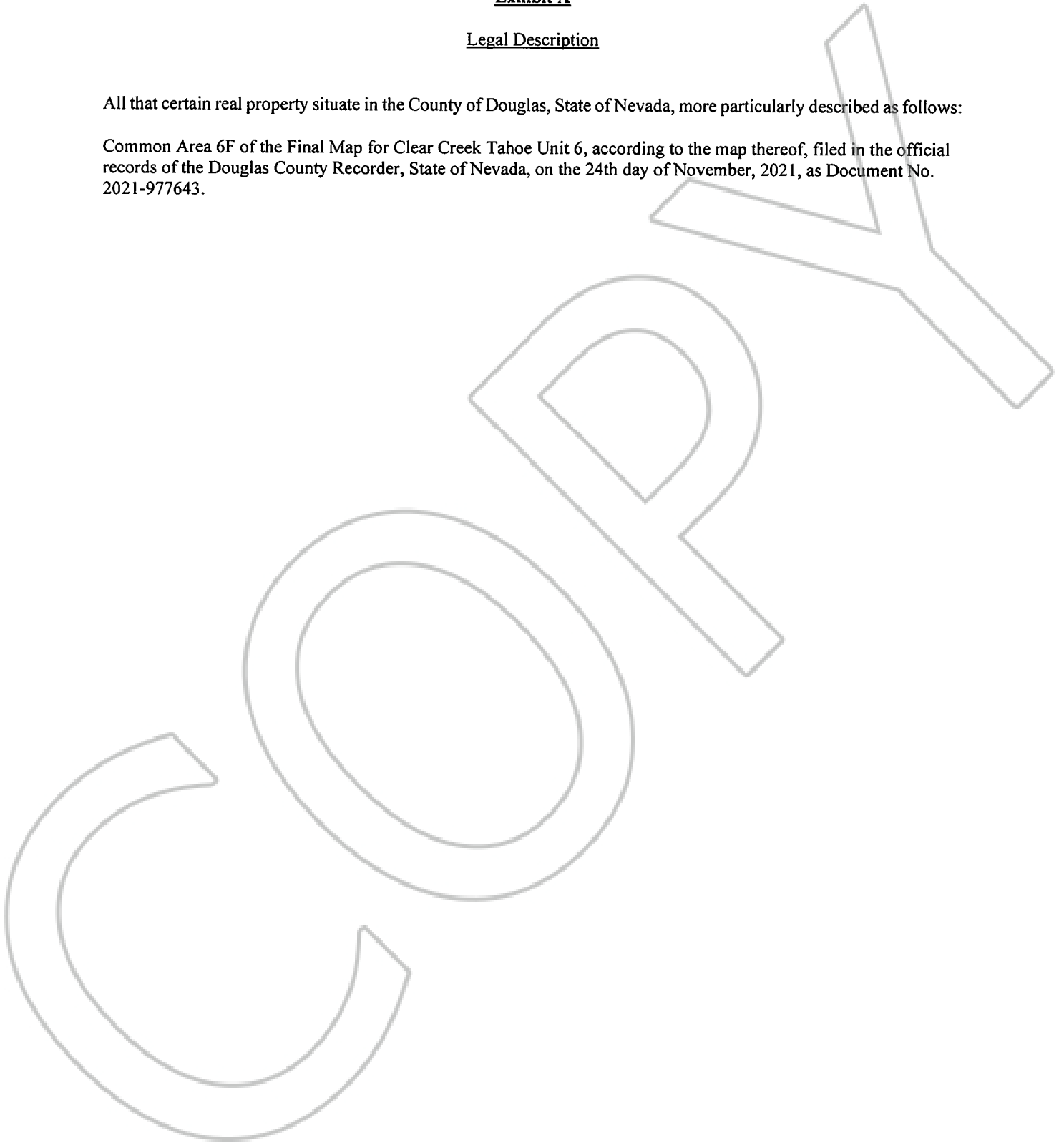
Mirjam Hatley  
Notary Public  
My Commission Expires: 11/23/25

**Exhibit A**

**Legal Description**

All that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

Common Area 6F of the Final Map for Clear Creek Tahoe Unit 6, according to the map thereof, filed in the official records of the Douglas County Recorder, State of Nevada, on the 24th day of November, 2021, as Document No. 2021-977643.

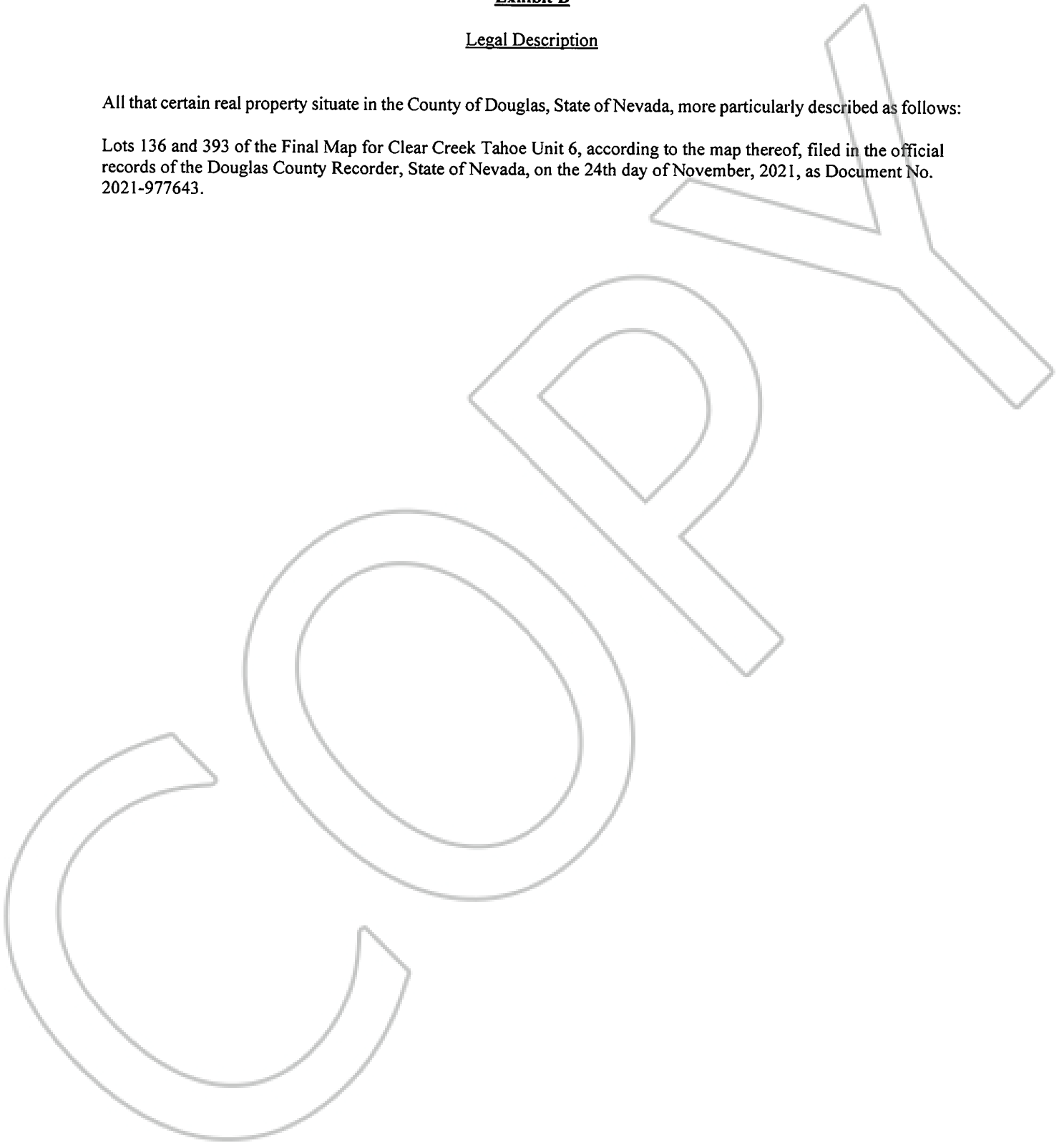


**Exhibit B**

**Legal Description**

All that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

Lots 136 and 393 of the Final Map for Clear Creek Tahoe Unit 6, according to the map thereof, filed in the official records of the Douglas County Recorder, State of Nevada, on the 24th day of November, 2021, as Document No. 2021-977643.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1419-04-002-069 \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land      b)  Single Fam. Res.
- c)  Condo/Twnhse      d)  2-4 Plex
- e)  Apt. Bldg      f)  Comm'l/Ind'l
- g)  Agricultural      h)  Mobile Home
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$0.00  
Transfer Tax Value \$0.00  
Real Property Transfer Tax Due: \$0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: transfer is regarding the common area of the 13<sup>th</sup> hole of the golf course without consideration \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature]  
Signature \_\_\_\_\_

~~Grantor~~ [Signature]  
Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Clear Creek Residential  
Address: 199 Old Clear Creek Road  
Carson City NV 89705

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name Clear Creek Club Facilities Inc.,  
Address: 199 Old Clear Creek Road  
Carson City NV 89705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Signature Title Company LLC Escrow # \_\_\_\_\_  
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448